



**City of Greenville**

**Notice of Administrative Decision for Application # CU 15-837**

*This public notice is mailed to property owners within 300 feet of the subject property*

**Property Address:** 1011 E WASHINGTON ST (TMS#: 004500-01-01200)

**Application:** To establish professional offices in an existing building in a C-1, Neighborhood Commercial District

**Decision:** Approved with Conditions

**Conditions:**

- 1) The Conditional Use Permit is limited to the Applicant, Dan Simmons, managing member of "1011 Washington Street, LLC," and is not transferrable.
- 2) The use of the property for professional offices is limited to the use of the existing historic two-story structure.
- 3) Hours of business activity shall be limited to the hours between 7:00 AM and 7:00 PM.
- 4) Parking shall be provided to meet the minimum requirement of one space per 600 square feet of gross floor area.
- 5) Improvements to the property, including signage, shall comply with design guidelines for Preservation Overlay Districts.

By application filed 12/10/15 the Applicant, Dan Simmons, requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit*; Section 19-4.1, *Table of Uses*; and Section 19-4.3, *Use Specific Standards*, of the Greenville City Code to establish professional offices in a C-1, Neighborhood Commercial District. Notice was mailed to property owners within 300 feet of the subject property on December 15, 2015.

**Findings:**

- The use complies with the goals, policies, and intent of the Land Management Ordinance. Use-specific standards (*Section 19-4.3.3(D)*) limit the size and hours of operation of offices in C-1 districts, which are intended to provide convenience shopping areas and professional offices that satisfy the daily needs of the surrounding neighborhood. However, this location is surrounded by OD, Office and Institutional zoning, and most surrounding properties (in both C-1 and OD districts) are historic structures used for professional offices that serve the greater community. In addition, improvements made to the property will be subject to design guidelines to maintain the character of the Pettigru Historic District.
- The infrastructure capacity is adequate to serve an office use in the existing residential structure.
- There was no additional information received in response to the public notice of the application.

**Appeal:**

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made, and must state the reasons he or she believes the decision is illegal, either in whole or in part.

**Conditional Use Permit:**

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

**General Information:**

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.



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Nathalie Schmidt, AICP  
Development Planner

12/31/2015

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Date



**CONDITIONAL USE PERMIT  
CITY OF GREENVILLE, SOUTH CAROLINA**

This Conditional Use Permit (CU 15-837) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code, Sections 19-2.3.6, *Conditional Use Permit*, 19-4.1, *Table of Uses*, and 19-4.3.3, *Use Specific Standards*:

**OFFICE USE IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT**

Property location: **1011 E WASHINGTON ST (TMS#: 004500-01-01200)**

**Conditions:**

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- 5) Improvements to the property, including signage, shall comply with design guidelines for Preservation Overlay Districts.

*Nathali Schmidt*

ISSUED THIS 31th DAY OF December, 2015.

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**PLANNING & DEVELOPMENT DIVISION**

*For more information, contact the Planning and Development office at City Hall, 864.467.4476.*

Application # CU 15-837 Fees Paid \_\_\_\_\_  
Date Received: 12-10-2015 Accepted by \_\_\_\_\_  
Date deemed complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_



## APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

**APPLICANT / PERMITTEE\*:** Dan Simmons Managing Member  
\*Operator of the proposed use; Name Title / Organization  
permit may be limited to this entity. 1011 Washington Street, LLC

**APPLICANT'S REPRESENTATIVE:** Dan Simmons (Same as above)  
(Optional) Name Title / Organization

**MAILING ADDRESS:** 517 Watts Avenue Greenville, SC 29601

**PHONE:** 772-473-4393 **EMAIL:** simmons1970eatt.net

**PROPERTY OWNER:** W. Dennis and Cecilia A. Chamberlain

**MAILING ADDRESS:** 1011 East Washington Street Greenville SC 29601

**PHONE:** 864-430-3754 **EMAIL:** wdchamberlainlaw@greenvillelaw.net

### PROPERTY INFORMATION

**STREET ADDRESS:** 1011 East Washington Street

**TAX PARCEL #:** 0045000101200 **ACREAGE:** .44 **ZONING DESIGNATION:** C-1

### REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance ([www.municode.com/library/](http://www.municode.com/library/))

**DESCRIPTION OF PROPOSED LAND USE:** Intend to use existing building for professional offices which requires a "conditional use" under the C-1 zoning designation.

### INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be submitted to the planning and development office during normal business hours.
2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a conditional use). See also **Section 19-2.3.6, Conditional Use Permit**, for additional information. You may attach a separate sheet addressing these questions.
3. For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight, the applicant must also submit the **Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor**.

4. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

5. You must attach the required application fee: \$250.00

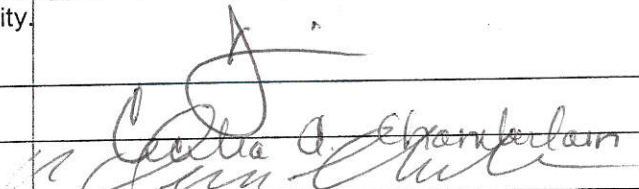
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant and advise them to withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is \_\_\_\_\_ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

  
\_\_\_\_\_  
11/15/2015

APPLICANT SIGNATURE

DATE 11/16/15

PROPERTY OWNER SIGNATURE

DATE 11/16/15

**Applicant Response To  
Section 19-2.3.6(D), Standards – Conditional Use Permit**

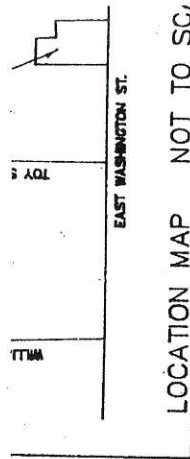
(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

The proposal complies with 19-3.2 C-1 Neighborhood Commercial District in that "the district is intended to provide convenience shopping areas and professional offices within which the daily needs of the surrounding neighborhood can be satisfied. The proposal complies with 19-4.3.2 (D) (2) in that the hours of operation shall be limited to the hours between 7am and 7pm. The proposal does not comply with 19-4.3.2 (A) (1) in that the proposed gross floor area is 2850 square feet; not 1800 square feet.

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

All infrastructure appears to have adequate capacity to serve the proposed use. Water, sewer, schools, parks, police, fire and emergency services will be impacted less by the proposed use since it will be office instead of residential. Roads may experience more traffic (with the proposed use) than a single family residence but less than a multi family residential use.



LOCATION MAP NOT TO SCALE

### REFERENCE PLATS:

PROPERTY OF W.G. PERRY, JR., RECORDED IN PLAT BOOK U, PAGE 142.  
PROPERTY OF W. DENNIS & CECILIA A. CHAMBERLAIN, DATED NOV.1980,  
BY CAROLINA SURVEYING CO.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN, AND FROM INFORMATION FROM GREENVILLE COUNTY, THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA.

T.A. SHERARD, P.E., R.L.S.  
S.C. REG. NO. 12314

## LEGEND

IP IRON PIN  
 IPO IRON PIN QLD  
 OT OPEN TOP  
 CT CRIMP TOP  
 N&C  
 BL BUILDING LINE  
 REBAR  
 DE DRAINAGE EASEMENT  
 S&S  
 S&S SANITARY SEWER EASEMENT  
 PP POWER POLE  
 R/W RIGHT OF WAY  
 P POWER  
 S&S SANITARY SEWER EASEMENT

PROPERTY OF

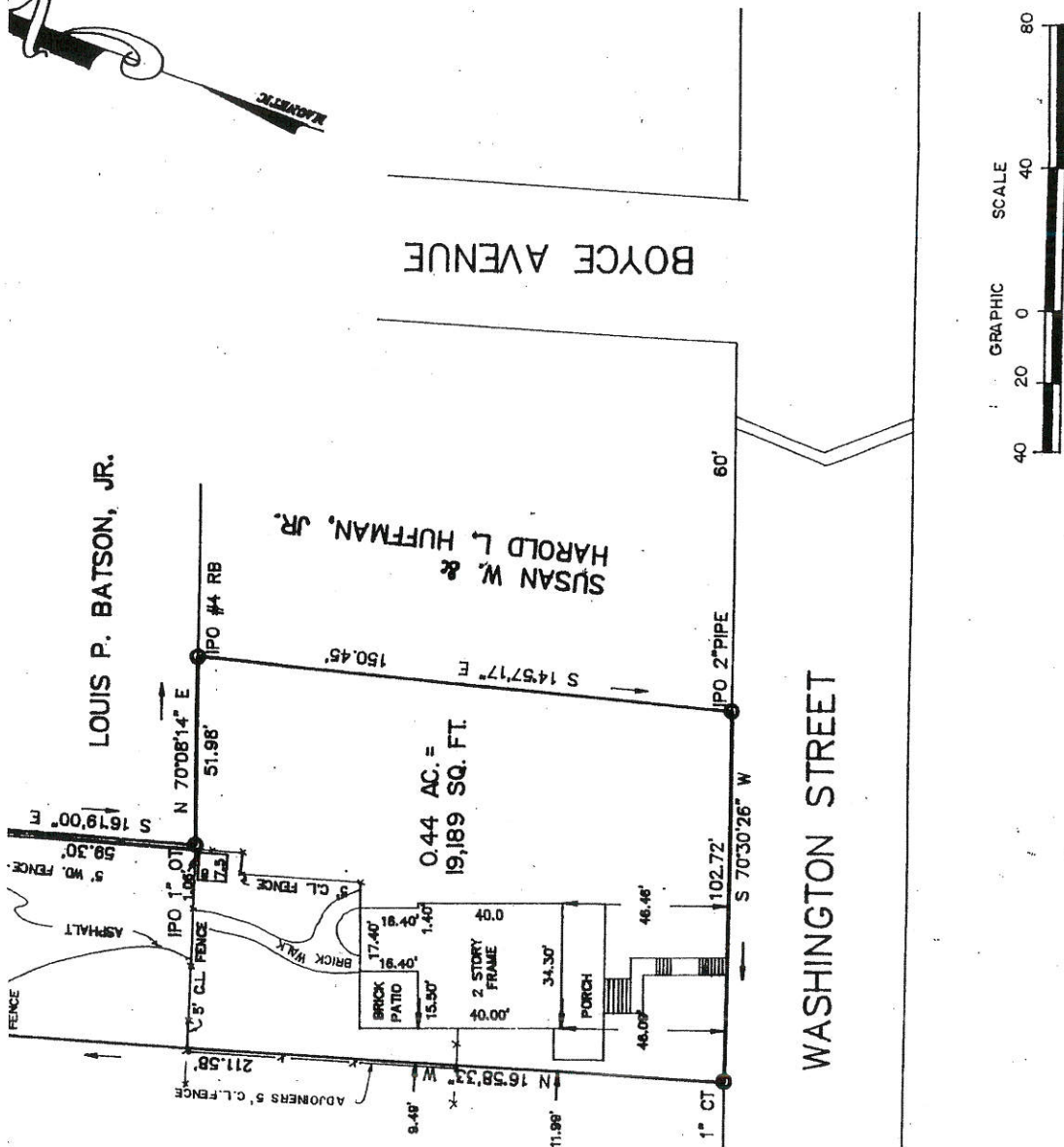
W. DENNIS CHAMBERLAIN & CECILIA A. CHAMBE  
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE	1"=40'
DATE	3-29-93
PROPERTY ADDRESS	
1011 EAST WASHINGTON STREET	
TAX MAP NO.	45-1-12
FIELD BOOK	9

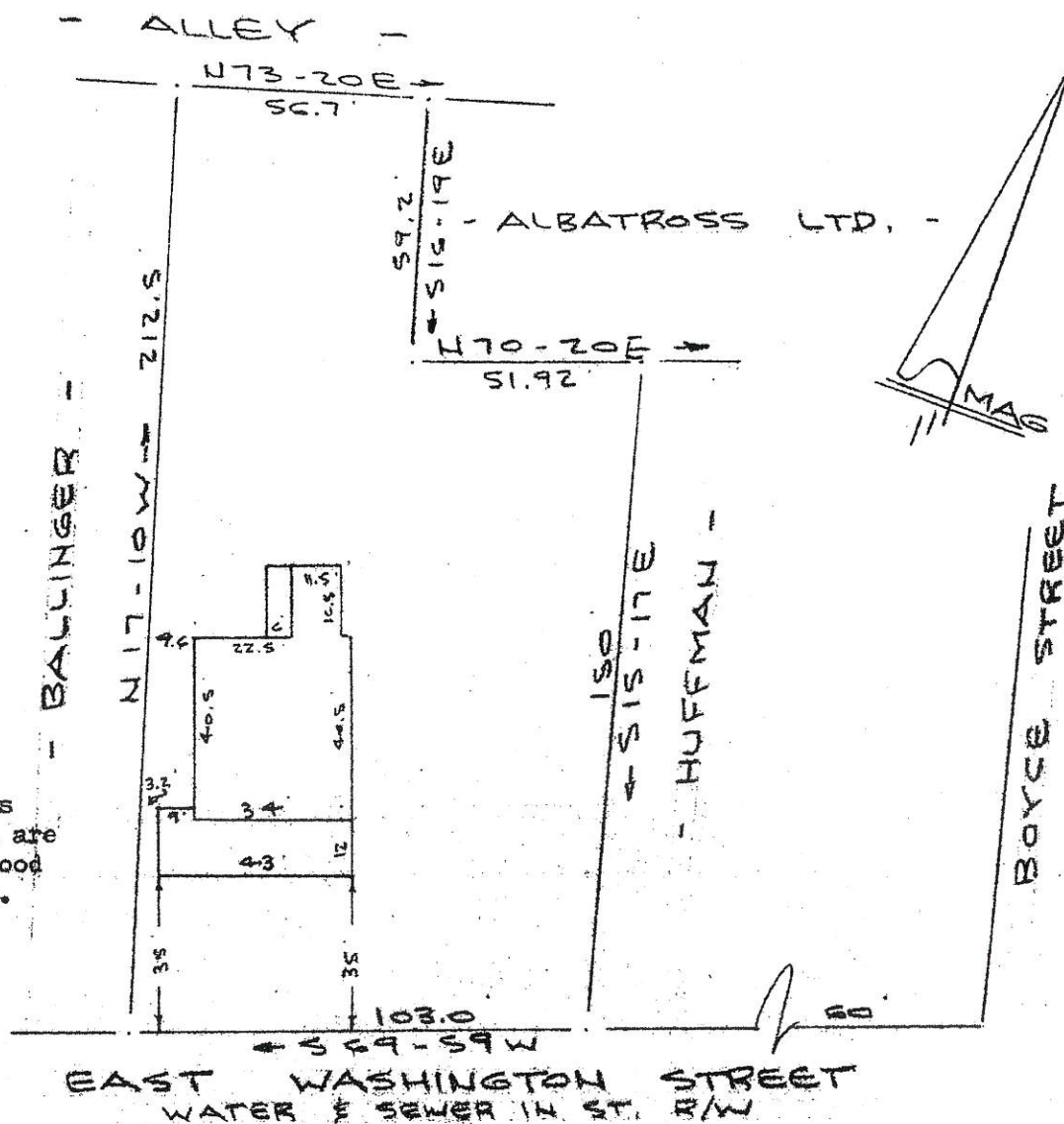
**SITE DESIGN, INC.**

706 NORTH MAIN STREET

**GREENVILLE, SOUTH CAROLINA (803) 271-0496**



Note:  
Improvements  
on this lot are  
not in a flood  
hazard area.



PROPERTY OF  
W. DENNIS CHAMBERLAIN & CECILIA A. CHAMBERLAIN  
GREENVILLE, SOUTH CAROLINA  
SCALE: 1"=40'  
7 NOV 1980

This is to certify that on the 7th day of November, 1980, I surveyed the property shown on this plat, being known as PROPERTY OF W. G. PERRY, JR. and recorded in the RMC Office Greenville County, S. C., in Plat Book " U " at Page 142; and also known as PROPERTY OF W. DENNIS CHAMBERLAIN & CECILIA A. CHAMBERLAIN and recorded in Plat Book at Page ; and that the property lines, walls and buildings are as shown hereon, and that the walls and buildings located on said lot do not encroach or project on adjacent street or property, and that no adjacent walls or buildings encroach or project on said premises, and no power lines cross this property except as shown hereon.

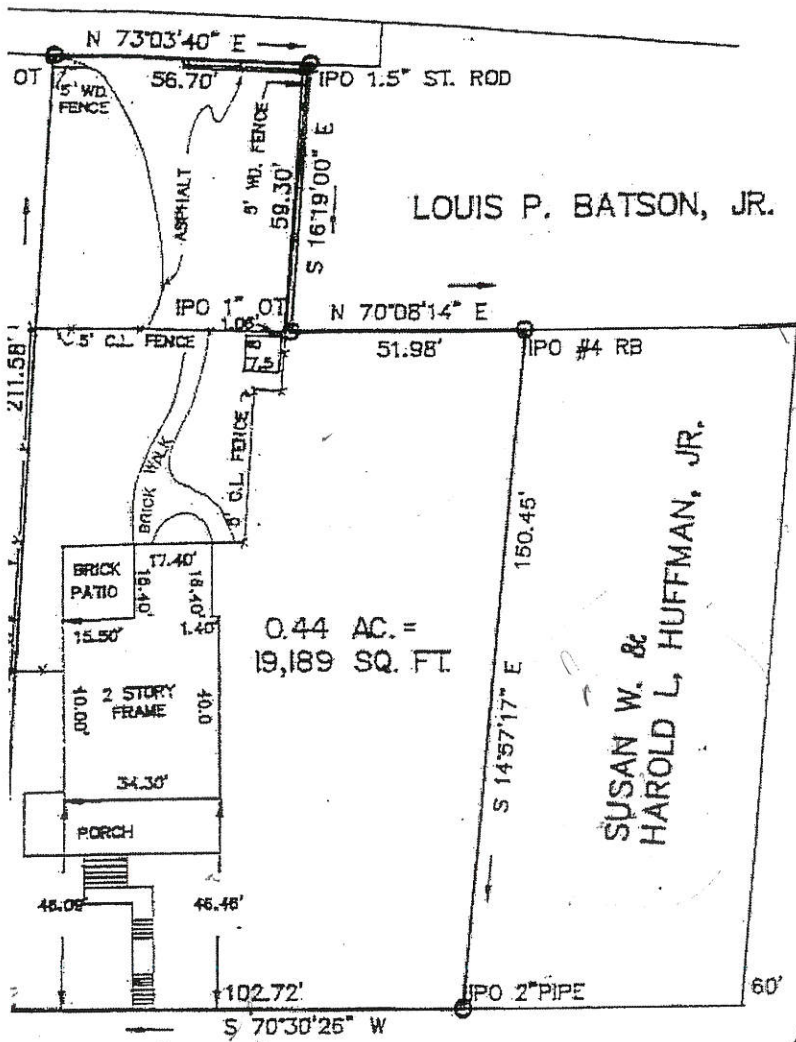
*R. B. Bruce*

R. B. Bruce, RLS #1952

CAROLINA SURVEYING CO.  
112 Manly St., Greenville, S. C.

45-1-12

11/28



WASHINGTON STREET

BOYCE AVENUE